



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

1/11/2018

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 180 LOCKWOOD PARKING IMPROVEMENTS

SITE PLAN

Project Classification: SITE PLAN

Address: 180 LOCKWOOD BOULEVARD

Location: PENINSULA

TMS#: 4600000013

Acres: 4.6

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: MU-2/WH

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000058

City Project ID Name:

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR

Owner: THE CITY COUNCIL OF CHARLESTON

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5269

Contact: DOMONIC JONES

jones.d@thomasandhutton.com

Misc notes: Construction plans for improvements to an existing parking lot.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

2 GRAND OAKS, PHASES 8, 9B-11

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: PROXIMITY DRIVE

Location: WEST ASHLEY

TMS#: 3010000696

Acres: 72.84

Lots (for subdiv): 137

Units (multi-fam./Concept Plans):

Zoning: PUD (BEES LANDING)

☐ new BP approval tracking

City Project ID #: TRC_SUB2017-000062

City Project ID Name:

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: CALATLANTIC GROUP, INC.

Applicant: HLA, INC.

843-763-1166

Contact: RYAN WILLIAMS

williams@hlainc.com

Misc notes: REVISED concept plan for a new single-family residential phase in Grand Oaks.

RESULTS: Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the January PC meeting.

3 WETLAND FILL FOR SHADE TREE COMMERCIAL TRACT (ESP)

SITE PLAN

Project Classification: SITE PLAN

Address: MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 3130000337

Acres: 3.329

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: PUD (SHADE TREE)

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000073

City Project ID Name:

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD

Owner: DON BERG

Applicant: HLA, INC.

843-763-1166

Contact: ADRIANA CARSON

acarson@hlainc.com

Misc notes: Early Site Package to fill wetlands and associated improvements.

RESULTS: Revise and resubmit to TRC.

#4 LINCOLN DEALERSHIP**SITE PLAN**

Project Classification: SITE PLAN
Address: 1627 SAVANNAH HIGHWAY
Location: WEST ASHLEY
TMS#: 3500600115
Acres: 0.6
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

 new BP approval tracking

City Project ID #: TRC-SP2017-000074
City Project ID Name:

Submittal Review #: PRE-APP
Board Approval Required: BZA-SD, DRB

Owner: TWO SISTERS REALTY, LLC
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: Construction plans for a new 4600 square foot car dealership and associated improvements.

RESULTS: Revise and resubmit to TRC; construction activity application, stormwater technical report and EPSC Certificate, SCDHEC d-0451 required.

#5 AMERICAN STAR**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION
Address: OAKVILLE PLANTATION ROAD
Location: JOHNS ISLAND
TMS#: 3170000007, 001, 055, 089
Acres: 107.76
Lots (for subdiv): 205
Units (multi-fam./Concept Plans):
Zoning: RR-1 & LI

 new BP approval tracking

City Project ID #: TRC-SUB2017-000056
City Project ID Name:

Submittal Review #: 2ND REVIEW
Board Approval Required: PC


Owner: KEITH LACKEY, ETAL.
Applicant: SYNCHRONICITY 843-203-4766
Contact: TODD RICHARDSON todd@synchronicity.design

Misc notes: Subdivision concept plan for a new residential neighborhood.

RESULTS: Revise and resubmit to TRC.

#6 284 MEETING STREET**SITE PLAN**

Project Classification: SITE PLAN
Address: 284 MEETING STREET
Location: PENINSULA
TMS#: 4580103094
Acres: 0.348
Lots (for subdiv):
Units (multi-fam./Concept Plans): 9
Zoning: GB

 new BP approval tracking

City Project ID #: TRC-SP2017-000075
City Project ID Name:

Submittal Review #: PRE-APP
Board Approval Required: BAR

Owner: N/A
Applicant: EVANS & SCHMIDT ARCHITECTS 843-723-5495
Contact: JOSEPH SCHMIDT evansandschmidt@gmail.com

Misc notes: Construction plans for a mixed use building and associated improvements.

RESULTS: Revise and resubmit to TRC; construction activity application, stormwater technical report and EPSC Certificate, SCDHEC d-0451 required.

#7 BISHOP GADSDEN POCKET NEIGHBORHOOD**SITE PLAN**

Project Classification: SITE PLAN
Address: 1 BISHOP GADSDEN WAY
Location: JAMES ISLAND
TMS#: 3370000088, 073, 455
Acres: 22.14
Lots (for subdiv):
Units (multi-fam./Concept Plans): 8
Zoning: DR-4

 new BP approval tracking

City Project ID #: TRC-SP2017-000035
City Project ID Name:

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: BISHOP GADSDEN
Applicant: HUSSEY GAY BELL 843-849-7500
Contact: JASON GEORGIADES jgeorgiades@husseygaybell.com

Misc notes: Construction plans for a pocket neighborhood

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping; street addressing plan required.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.